

At 6:00 pm the Board's meeting was called to order at 6:00 pm in the basement meeting room at the Fremont Town Hall. Present were Selectmen Brett Hunter, Greta St Germain, Annmarie Scribner; and Town Administrator Heidi Carlson.

OLD BUSINESS

1. Selectmen reviewed the minutes for 22 April 2010 with one amendment made by Scribner. St Germain moved to approve the minutes as amended. Scribner seconded and the vote was approved 3-0.
2. Selectmen discussed updates and revisions to the Statistical Update contract with Vision Appraisal. It includes input from the Town's attorney and NH DRA. The Board reviewed the contract and discussed the work. Motion was made by St Germain and seconded by Scribner to approve and sign the contract. The vote was unanimously approved 3-0.
3. The Board Chair reviewed and the 2010 Wage and Salary submission information for LGC and signed as the reviewer.
4. Scribner followed up on the audit contract from last week. There was some discussion about the process of going out to bid and how often the Town should look at having a new set of eyes on the Town's financial information. The Board will investigate this further.
5. Richard Lothian called the Selectmen's Office this week to follow-up with the Board on the April letter. He said he has a plumber coming in to apply for the necessary permit.
6. Carlson reported on a conversation with Jay Somers from Comcast in follow-up to the meeting on April 15th. He discussed costs of the return line and indicated that the reduction to only one line (from the original two) and with two location drops (from the original three) would only save about five thousand dollars, bringing the cost down to approximately \$55,000 from his initial estimate of \$60,000.

Somers said that the initial estimate also did not factor in any of the equipment needed at the Town Hall.

He again talked about the "simpler" alternative of a bulletin board type set up, which he said would still need the return line from the Town Hall. He said that the "override" option for the Exeter channel would require a software package, estimated at \$18,000. In this option, in-house Town personnel would be trained to operate it, and it does not require the return line, but would not be 24 hour access, only a few hours per day, for example.

Carlson asked Somers to send an email with all of the information so the Board could review it prior to the scheduled Public Hearing on May 13th. The Board said that they were really looking to the public to provide input on what people wanted to see for public access in Fremont.

At 6:30 pm Emergency Management Director Aaron Epstein met with the Board.

There was discussion about the letter from the Town of Kingston Selectmen and the issues of sheltering. A meeting between Fremont and Kingston Emergency Officials would be the best way to address the situation. There was discussion about the number of people who have been sheltered in Kingston at the Sanborn Regional High School.

Carlson advised that the FEMA declaration for #1892 is being put together and that the FEMA inspector was here today to begin his review. Some additional information is needed, and he would also like to meet with the Highway Crew.

Epstein then discussed with the Board permission to burn a pile of brush on the Town's property at Riverside Drive. There was discussion about what type of permission letter he would need to get from the Town, in order to obtain a permit from the Fire Department to burn the brush. (In New Hampshire, the property owner must give written permission for someone other than the landowner to burn brush outdoors.) Epstein said he would like to clean the area up as a community service project, with help from the Boy Scouts. He said he would take responsibility for the burn pile and no Scouts would be there when he burned it.

The Board did not have a problem with this, and it was suggested they view the area. Chief Butler will be consulted about how to handle the permitting and permission letter. The decision on when to burn is weather-dependent.

There was discussion about a tree that came down today in the storm on Riverside Drive (a neighbor of Epstein). This is not an area where hazards have previously been reported.

There was discussion in follow-up to the post-storm meeting a few months ago, in regard to the generator plan for Ellis School. Epstein said he has been handling some personal issues, and will return to work on this as soon as he can.

Carlson provided some informational updates on the POD meetings (which were also sent out to the EMD and Deputy EMD following the meetings). The Exeter Area Network is creating a volunteer base, and there will be some upcoming trainings. Epstein said he had begun a list here of those who came in to the shelter during one of the recent storms. He said he would get back with Joyce and work on creating a data bank of volunteers from this list. He said he would also try and submit something for the next newsletter regarding those interested in helping.

Epstein left the meeting at 6:50 pm.

Police Chief Neal Janvrin came into the meeting at 6:52 pm.

Selectmen discussed the Cooperage Forest Project.

Janvrin said that he had picked up the new cruiser today and it is off being lettered. They will begin outfitting the new car with equipment on May 10th. It will be in transition over the next few weeks.

Janvrin questioned the Board about the newly adopted Fraud Policy. He said that his Fraud Policy is more restrictive and questioned the Town's Policy in that regard. He said he will put it in the police employee's copies of the SOP Manuals.

Richard Butler came into the meeting at 7:00 pm.

Both Chiefs indicated that it had been a busy day with downed trees from another wind storm today.

The full-time Police Academy started this past Monday and Officer Lane is enrolled.

Butler said that on June 12 the Fire Department would be burning the house at 179 Sandown Road and he is planning to notify the abutters that it was going to happen. He said they have hired a fire training company to do the necessary testing of the building, and run the training, including providing instructors. There is a cost for this (approximately \$1,500) that the Department will ask the owners to pay at least a portion of. Carlson will get the road closing on the website and in the newsletter for that day. Chief

Butler estimated the road would be closed from Whittier Drive to Abbott Road from 7:00 am to 5:00 pm. Local traffic only will be allowed.

Chief Janvrin left the meeting at 7:15 pm.

Chief Butler presented new Issuing Agent forms for signature for the following new officers: Matt Dustin, Jeff Horton, and Vincent O'Connor. There was discussion about the process of appointing these positions and what the responsibilities were. These are State appointments, which the Chief and the Selectmen must make a recommendation on.

Selectmen said that the Treasurer had posed a question to them last week about the Chief getting the \$75 weekend duty stipend; and questioned why he got that in addition to his regular salary. Butler explained that he got this based on past practice, and it was for the expense reimbursement of using one's own personal vehicle. He said it was in place when Dick Heselton was Chief, but that his (Heselton's) salary was less at the time.

Selectmen said that they were trying to keep it fair and many people on salary have to do things other things but do not necessarily get paid any extra money. The Selectmen suggested that Butler had plenty of other things to do and that he had others to delegate the weekend duty to. Butler said he did the permits from Monday through Thursday evenings.

This led to discussion of what the \$75 weekend duty money covered, which was initially an expense reimbursement for use of one's own vehicle and traveling around to inspect all of the burn piles. Now that the Department's utility vehicle is used, it was decided this will be a payroll expense, being a "stipend" for their time being on call for the weekend (Friday night through Sunday night).

There was then discussion about the Points and LOSAP funding, with explanations made as to what these plans were and what they entailed.

Butler proposed taking the extra money annually in the LOSAP allocation and putting it back toward the points. Selectmen discussed this, and said they would like to return to it in the future. Butler will include the proposed detail in upcoming budget discussions.

Butler talked to the Board about the Department's progress on the thermal imaging camera included in the 2010 budget. He discussed the options they were looking at, and that they had met with four sales representatives. They are having some demos out for upcoming training burns.

There was discussion about the ICS trainings ongoing which are required.

Chief Butler left the meeting at 7:52 pm.

At 7:55 pm Road Agent Mark Pitkin met with the Board. He said that there had been tree issues today on Sleeper Circle, Copp Drive, and Route 111A.

Pitkin said that he wanted to address the erosion on North Road near the Miller's property, to fix the safety issue.

He said he was planning to work on it from the road to restore the eroded area at the edge of the pavement, and wanted the Miller's to be made aware of this. Due to the pending issues, the Board felt that the Town's attorney needed to notify the Miller's attorney.

Pitkin said he would pick up the rocks on the ground, reaching over to get them, and that he planned only to put some back in the wall, and restore the erosion area. He said he hoped to do this within the next one to two weeks. The Board asked Carlson to contact Attorney Ryan.

If the Millers' want to watch it happening, they can contact the Town, and the Road Agent can supply the day he plans to do the work. Pitkin said he would talk with the Miller's when on site if they would like.

He then discussed Sandown Road drainage and a return letter received from Nat Brown. Pitkin did not think this work was the same as what had been there previously, and offered to meet with him on site and review the options to redirect the water so that it will not wash out the culverts and the roadway. He said far more water than previous was now flowing during storms.

Carlson advised that FEMA may be next Tuesday or Wednesday to see Town sites for damage assessment. The measurements of the brush pile and log pile need to be taken; and some photographs need to be obtained before the piles are chipped or burned.

There was a brief discussion about routes for winter maintenance, and Pitkin thought the Highway Study Committee could work on this at the next meeting.

Pitkin left the meeting at approximately 8:25 pm.

OLD BUSINESS CONTINUED

7. No further work was ready for discussion on the Ethics Policy or Financial Policy.
8. Selectmen reviewed updates to the Purchasing Policy and agreed with some minor adjustments, it would be redistributed. The Board agreed to a level of \$1,000 for use of a purchase order. Department Heads will have full authority on expenses up to \$1,000 that are specifically included as part of the budget process.
9. The Board signed an interest abatement as approved 04/22/2010 on parcel 06-062.012.021.

NEW BUSINESS

1. Selectmen reviewed the payroll \$24,572.53 and accounts payable manifest \$324,911.24 for the current week dated 04/30/10. In reviewing invoices and timesheets, the Board asked for the vendor payments to be put in alphabetic order to match the manifest to facilitate reviewing them.

St Germain moved to approve the accounts payable manifest in the amount of \$324,911.24. Scribner seconded and the vote was approved 3-0.

St Germain moved to approve the payroll manifest in the amount of \$24,572. Scribner noted that there are three people working at the Library and questioned what the staffing levels and needs were. Scribner seconded and the vote was approved 3-0.

2. Selectmen reviewed the folder of incoming correspondence.
3. Carlson discussed information from Jeanne Nygren regarding Memorial Day Parade follow-up. This included Gold Star mothers, and a question about whether the board would want representatives from another Town if Lillian Pratt is unable to attend. The Board wanted to keep the observance as much Fremont residents as possible.

Nygren had also advised that Fremont resident Conrad Watson had agreed to be the Guest Speaker. He had recently presented the Town with a framed plaque and a book on the life of National Guard personnel. He may also be able to bring a military informational trailer, which would be left at the Meetinghouse. This contains memorabilia and people could go through it during the breaks. It would have to be parked in advance of the parade so that proper space would be available for it.

Nygren had also been contacted by a political candidate with an inquiry about participation of candidates in the event. The Board indicated that this has always been strictly a memorial observance of our war dead, and wanted to keep that observance.

4. Abatements reviewed by the Board, and voted as follows:

Arthur and Bonnie Lanseigne 90 Taylor Lane 02-022.031

Subject is a colonial style home on a 1.70-acre parcel. The reason of the request is the applicant's belief that assessment is excessive based on refinance appraisal indication of \$250,000 as of February 2009. Copy was provided and all information was reviewed. My associate inspected the subject and noted a minor sketch as well as overall condition being average. After corrections assessment is reduced \$5,900 from \$ 271,000 to \$265,100. Revised assessment is more than supported when consideration for Town's equalization is applied to appraisal indication. As such it is recommended that an abatement in the amount of \$136.41 plus applicable interest be granted.

Selectmen reviewed the Assessor's recommendation. St Germain moved to accept the Assessor's recommendation and grant the abatement. Scribner seconded and the vote was approved 3-0.

Thomas Krajewski Jr. 248 Danville Road 02-077.002.023

Subject is a cape style home on a 1.11-acre parcel. The reason for the request is the applicant's belief that assessment is excessive based on purchase price of \$261,000 on April 13, 2009. Information regarding several other properties was also provided. All information was reviewed. My associate inspected the subject and noted some discrepancies regarding the sketch, overall condition, extra features and outbuildings as well as overall grade. After corrections, assessment is reduced \$13,600 from \$308,500 to \$294,900. Revised assessment is well supported by subject's sale price when Town equalization ratio is applied. As such it is recommended that an abatement in the amount of \$314.43 plus applicable interest be granted.

Selectmen reviewed the Assessor's recommendation. St Germain moved to accept the Assessor's recommendation and grant the abatement. Scribner seconded and the vote was approved 3-0.

Lynette Wheeler 964 Main Street 02-110

Subject is a ranch style home on a 1.45-acre parcel. The reason for the request is the applicant's belief that land assessment is excessive and disproportionate due to right of way. My associate contacted the applicant by phone who refused an interior inspection. As abatements as based on the entire assessment of a property and no inspection was allowed to verify building data, it is recommended that abatement request be denied.

Selectmen reviewed the Assessor's recommendation. Scribner moved to accept the Assessor's recommendation and deny the abatement. Hunter seconded and the vote was approved 3-0.

Thomas Stanley

10 Brentwood Road

02-129.003

Subject is a new ranch style home on a 1.0-acre parcel. The reason of the request is the applicant's belief that assessment is excessive based on purchase in February 2009 at \$227,700 and appraisal indication of \$230,000. Copy of appraisal was provided and all information was reviewed. My associate inspected the subject and so minor discrepancies regarding building data. After corrections, assessment is reduced \$11,100 from \$279,000 to \$267,900. Revised assessment is supported by sale price and appraisal indication when consideration for Town's equalization 118% is applied. As such it is recommended that an abatement in the amount of \$256.63 plus applicable interest be granted.

Selectmen reviewed the Assessor's recommendation. St Germain moved to accept the Assessor's recommendation and grant the abatement. Scribner seconded and the vote was approved 3-0.

Richard Maestranzi

342 Main Street

03-038.001

Subject is a 2.0-acre parcel with an outbuilding that was previously improved with a dwelling which was destroyed by fire in February 2005. The reason for the request is that applicant's belief that the current assessment of \$134,000 is excessive based on purchase price in April 2009 at \$65,000 in a private sale. There have been very limited vacant site sales in Town over the past year or so. However based on my review of site sales in surrounding areas, purchase price does not seem unreasonable. As such it is my opinion that an adjustment is appropriate. After adjustment assessment is reduced \$56,500 from \$134,000 to \$77,500, which is supported by the sale price when consideration for the Town equalization ratio is applied. It is recommended that an abatement in the amount of \$1,306.28 plus applicable interest be granted.

Selectmen reviewed the Assessor's recommendation. Scribner moved to accept the Assessor's recommendation and grant the abatement. St Germain seconded and the vote was approved 3-0.

Michael & Carmella Liggiero

54 Victoria Farm Road 03-188.002.003

Subject is a colonial style home on 2.21-acre parcel. The reason of the request is the applicant's opinion that assessment of \$339,800 is excessive based on market analysis which appears to have been completed in February 2010 and a review of some data. All information provided was reviewed. My associate inspected the property and some minor discrepancies regarding the sketch were noted. After correction, assessment increases slightly to \$340,200. Market analysis did not adjust for various differences and no consideration for market change to April 1, 2009 or the Town's equalization of 118% was given. If these aspects are taken into consideration, indications tend to support current assessment as do sales of other properties. As such, it is recommended that abatement request be denied.

Selectmen reviewed the Assessor's recommendation. St Germain moved to accept the Assessor's recommendation and deny the abatement. Scribner seconded and the vote was approved 3-0.

Melissa Hutchins

94 Risloves Way Unit 3

06-050.011.00B

Subject is a condominium unit located in Spruce Hill Condominium Project. The reason for the request is that applicant's concern with market decline and belief that the current assessment of \$311,000 is excessive based on an appraisal indication of \$268,500 as of April 2009 and lower asking prices of other units. All information provided was reviewed. My associate inspected the subject and the only discrepancy noted was the deck size. After correction assessment increases slightly to \$311,700 and the current assessment is supported by appraisal indication when Town equalization ratio of 118% is applied.

In addition, after recognition of market change to April 1, 2009 and Town's equalization ratio, asking prices also tend to support assessment. As such it is recommended that abatement request be denied.

Selectmen reviewed the Assessor's recommendation. Scribner moved to accept the Assessor's recommendation and deny the abatement. St Germain seconded and the vote was approved 3-0.
Robert and Deborah Carr 6 Pollinger Road 05-057.001.001

Subject is a colonial style home on a 6.96-acre parcel. The reason for the request is the dwelling was destroyed by fire on August 29, 2009. All property in New Hampshire is assessed based on how it exists on April 1st of any given year. Applicant has provided no evidence to indicate that assessment at that time was incorrect. In addition application was not received until after the March 1, 2009 and thus is untimely. As such, I can only recommend that the abatement request be denied.

NOTE: Building was assessed at \$411,800, which has been substantially reduced for the 2010 tax year to recognize the fire damage.

The Board reviewed this abatement recommendation and discussed handling the matter the same as other buildings destroyed at some point during the tax year by natural disaster. No action was taken at this time.

Carole Kenyon & Linda Tuck 16 Tibbetts Road 07-001

Subject is a camp style dwelling on a .17-acre parcel. The reason of the request is the applicant's belief that assessment is excessive as compared to other properties and some sales. All information provided was reviewed and it should be noted that building assessment differences are due to some of the properties being listed as have incomplete repairs/renovations. Assessor inspected the property and noted some discrepancies regarding condition, sketch and dirt basement. After corrections, assessment is reduced \$4,400 from \$137,800 to \$133,400. The revised assessment is supported by sales when consideration for Town's equalization ratio is given. As such it is recommended that an abatement in the amount of \$101.73 plus applicable interest be granted.

Selectmen reviewed the Assessor's recommendation. Scribner moved to accept the Assessor's recommendation and grant the abatement. St Germain seconded and the vote was approved 3-0.

Jeremy D. Russman 66 Riverside Drive 07-065

Subject is a camp style dwelling on a .38-acre parcel. The reason for the request is the applicant's belief that building data was incorrect. Property was purchased for \$58,000 in December 2008. All information provided was reviewed. My associate inspected the property and noted that improvements were in unsound condition and equipment to remove the improvements was observed. After adjustments to reflect condition and other items are applied, assessment is reduced \$71,500 from \$140,400 to \$68,900. Revised assessment is supported by sale price when consideration of Town's equalization ratio is given. As such it is recommended that an abatement in the amount of \$1,653.08 plus applicable interest be granted.

Selectmen reviewed the Assessor's recommendation. Scribner moved to accept the Assessor's recommendation and grant the abatement. St Germain seconded and the vote was approved 3-0.

5. Selectmen reviewed an Exemption form, pursuant to NH RSA 72:22-c, for the People's United Methodist Church, parcel 03-047 for the 2010 tax year. St Germain moved to accept the application and

continue to tax exempt status of the People's United Methodist Church. Scribner seconded and the vote was unanimously approved 3-0.

6. The Safety Complex Solar Panel Ribbon Cutting ceremony will be held at 10:00 am on Saturday May 15, 2010.

7. Selectmen reviewed an Excavation Tax Warrant in the amount of \$204.44 on parcel 02-151. A motion was made by St Germain and seconded by Scribner to certify this warrant. The vote was unanimously approved 3-0. The Board signed this and it was forwarded to the Tax Collector.

8. Selectmen signed the Cemetery Deed for Emil & Sandra Plante in the Leavitt Cemetery as presented by the Town Clerk, and the form was returned to the Clerk.

9. Selectmen reviewed a Lewis Builders letter regarding Current Use Penalty taxes on the Hall Road (Black Rocks Village) project. There was discussion about how to assess the penalties, and the Board considered the information presented. MRI Assessor Scott Marsh is also reviewing the matter in terms of compliance with the statute and pertinent case law. The Board will await more information before taking any action.

10. Scribner shared with Board members a quote she had received from BMSI for upgrading the Town's accounting package.

She said that she has talked to a Selectman from Greenland, where the Town is using QuickBooks, and they like it. There was discussion about the system and creating a new chart of accounts, based on other that Paul Mercier has access to.

11. Scribner also had information from Daystar, who will come in and do a review of all the computer systems. This would include a review of the systems, and working toward offsite backup systems.

Along the same lines, St Germain had talked to Main Stay Technologies who did the Brentwood Town website; including what it costs to create and update a website. They will come in and do a presentation to the Board; and are also prepared to do a free evaluation on the computer systems.

The Board reiterated that their goal is to secure the Town's data and create an offsite backup option. These companies who will do a no-cost evaluation should look at all of the work stations, recommend what can be improved. The Board asked to have Thom Roy assist in this process.

12. A new group photograph was taken for the Town website.

NEXT WEEK

The next regular Board meeting will be held on Thursday May 6, 2010 at 6:00 pm.

With no further business to come before the Board, motion was made by Scribner and seconded by Hunter to adjourn the meeting at 10:00 pm. The vote was unanimously approved 3-0.

Respectfully submitted,

Heidi Carlson, Town Administrator